

Minutes: Leesburg Planning Commission July 17, 2003

The Leesburg Planning Commission met on Thursday, July 17, 2003 at 7:00 p.m. in the Council Chambers at 25 West Market Street, Leesburg, VA. Staff members present for the meeting were Brian Boucher, Delane Parks, Paul Gauthier and Jennifer Smith.

CALL TO ORDER:

The meeting was called to order at 7:00 p.m.

ROLL CALL:

Present: Chairman Cliff Vaughan
Commissioner Clem
Commissioner Kennedy
Commissioner Bangert
Commissioner Dubè
Mayor Umstattd

Absent: Commissioner Hoovler
Commissioner Werner

ADOPTION OF AGENDA:

Commissioner Kennedy moved to approve the agenda.

Motion: Kennedy
Second: Clem
Carried: 5-0

ADOPTION OF MINUTES:

Commissioner Kennedy moved that the minutes from the June 19, 2003 meeting be approved as submitted.

Motion: Kennedy
Second: Clem
Carried: 5-0

REMARKS BY PETITIONERS

None

PUBLIC HEARINGS:

ZM 2002-01 ASE/AIRPORT COMMERCE PARK- Brian Boucher, Zoning Administrator

Brian Boucher came forward to discuss the Airport Commerce Park application and answer any questions that the Commission might have.

Mr. Robert Sevila presented the application to the Commission and was available to answer any questions.

Commissioner Clem stated that this would be a tremendous improvement and the Town would benefit from this project. He stated that the ten day waiting period should be suspended so this application could be voted on tonight.

Commissioner Kennedy agreed that the ten-day waiting period should be suspended.

Mayor Umstattd stated that she appreciated Mr. Sevila and Brian Boucher working closely together on this and that the project would be a positive contribution to the Town.

Commissioner Bangert asked if the buffer would remain at 35 feet.

Brian Boucher stated that staff is not requiring a 35-foot buffer along Tolbert Lane. They are limited to putting Commercial Office in there, so on Sycolin Road there is a 50-foot buffer and on a portion of Tolbert Lane there is a 100-foot buffer.

Commissioner Bangert stated that a sign should be posted stating that there would be an opening there soon so that people are aware cars could be turning.

Brian Boucher stated that there would be turn lanes to get cars out of the line of traffic.

Commissioner Dubè asked if the road improvement would be completed the same time the office building.

Brian Boucher stated that it would be completed at the same time.

Commissioner Kennedy moved to suspend the ten-day waiting period so that the Commission could vote on this application tonight.

Motion: Kennedy
Second: Dubè
Carried: 5-0

Commissioner Kennedy moved that the Planning Commission recommend to the Town Council that rezoning application #ZM 2002-01 ASE/Airport Commerce Park Concept Plan and Proffer Amendment be approved subject to the conditions contained in agency review comments.

Motion: Kennedy
Second: Clem
Carried: 5-0

SUBDIVISION AND LAND DEVELOPMENT:

Chevy Chase Bank Preliminary/Final Development Plan – 1st Submission Briefing
– Delane Parks, Senior Planner

Delane Parks came forward to present the application to the Commission and answer any questions that they had.

Commissioner Bangert asked about the comment regarding Battlefield Parkway, pertaining to the ingress and egress, and the possibility of adding more parking spaces or landscaping to the area.

Delane Parks stated that the entrance off of Battlefield would be closed in the future according to transportation requirements, and that area would be part of the applicant's property. They would then be able to accommodate the additional parking.

Commissioner Vaughn asked if the entrance to Route 7 would be cut with this project.

Delane Parks stated that the entrance from Route 7 would need to be put in prior to this project.

Mayor Umstattd asked at what point the construction was expected to begin for a grade separated interchange of Rt. 7 and Battlefield Parkway.

Paul Gauthier stated that it would be many years in the future.

Tom Whipp of Dewberry came forward to talk about the application and answer any questions that the Commission had.

ZONING

None

COMPREHENSIVE PLANNING:

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None

COUNCIL REPRESENTATIVE'S REPORT:

Mayor Umstattd stated that Congressmen Wolf has applied for an appropriation of one million dollars for an instrument landing system at the airport. She also reported that Oaklawn at Stratford cleared one of the final approvals on Town Council's end.

STAFF AND COMMITTEE REPORTS:

Commissioner Bangert stated that the EAC met last night and that they met with CSI. CSI informed them that they would accept pretty much anything for recycling.

OLD AND NEW BUSINESS:

None

ADJOURNMENT:

There being no further business the meeting adjourned at 8:10 p.m.

PREPARED BY:

APPROVED BY:

Jennifer Smith

Cliff Vaughan, Chairman